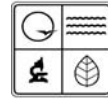


Homer G. Phillips Hospital

2601 Whittier, St. Louis



Missouri
Department of
Natural Resources

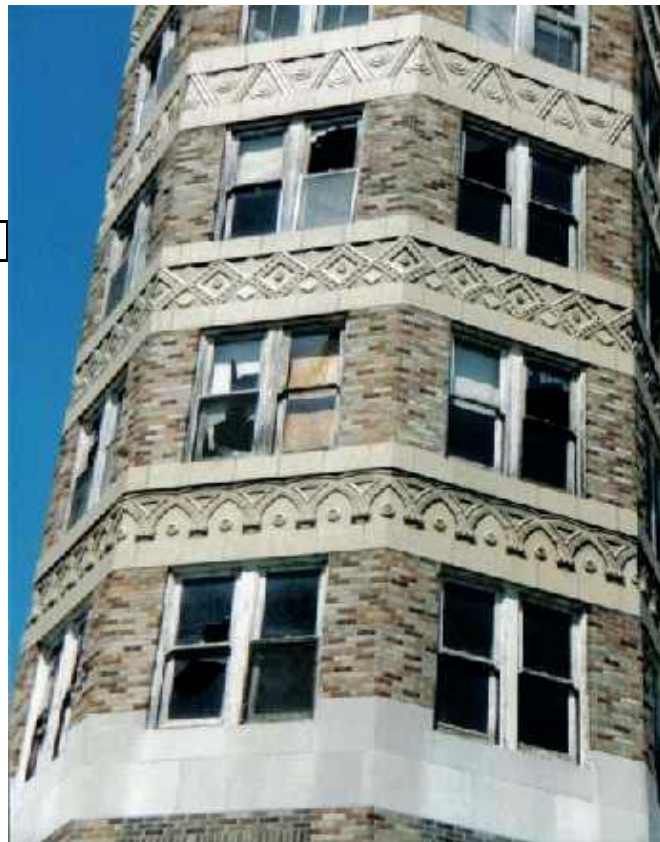
BACKGROUND

This 6-acre site consisted of a vacant hospital complex located within a residential neighborhood. The complex was built in the 1930s and historically utilized as a hospital until it was closed in 1979.



CONTAMINANTS

Lead-based paint and asbestos-containing materials were present throughout the structure. In addition, miscellaneous hospital hazardous wastes were left behind in the building by the previous owner.



Photos this page courtesy of Rob Powers
<http://www.builtstlouis.net/>

ASSISTANCE

Homer G. Phillips Hospital Complex received \$1,750,000 in Brownfields State Tax Credits and \$9,617,298 in State Historic Preservation Tax Credits. The City of St. Louis has granted the project 10 years of tax abatement.

PROTECTION

Asbestos, lead-based paint and miscellaneous hazardous materials were removed from the structure. Some remaining lead-based paint that could not be removed was encapsulated/sealed in place.

INVESTMENT AND RESULTS

A total of \$42 million was invested in renovating the hospital. Homer G. Phillips Limited Partnership holds a 99-year lease on the building and will pay the city \$50,000 a year in rent. 104 jobs were expected to be created.

TIMELINE

Application Received: 28 February 2000
RAP Approved: 14 November 2001
Remediation Started: 10 December 2001
Completion Certificate: 26 June 2002

REDEVELOPMENT SUMMARY

This 314,000 square foot building has been turned into a 220 one and two bedroom unit apartment complex for low- and medium-income seniors. Amenities include a central kitchen, dining area, and an exercise room. Rents range from \$355 to \$665 a month.



Photos this page courtesy of Michael R. Allen and Claire Nowak-Boyd

<http://www.eco-absence.org>